



Design & Access Statement

JPH Architects Ltd – 8 Brighton Road, Rhyl, Denbighshire, LL18 3HD

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PROPOSAL: EXTERNAL ALTERATIONS:

TO CLWYD HOUSE, BRYN ESTYN ROAD, WREXHAM. LL139TY

09th December 2014

PROPOSAL:

To improve the existing appearance of Clwyd House by rendering some of the existing brick finishes and introducing timber cladding.

The proposals also include for the replacement of all existing windows and doors.

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1.0 INTRODUCTION

The purpose of this of this design and access statement is to provide supporting information for the planning application and explain the architectural proposals for the external alterations to the existing property. This report can be read in conjunction with the following drawings and documentation:



- EX00 – PM Surveys Drawing
- EX01- Existing Plans & Elevations
- EX02- Existing First Floor plan
- P00 – Existing & Proposed Site Plans
- P01 – Proposed Plans & Elevations
- P02 – Location Plan



Existing front/side elevation

Design Team:

Architects:

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Client Details:

First Choice Housing Association Ltd, Avon House, 19 Stanwell Road, Penarth, Vale of Glamorgan. CF642EZ

2.0 PROJECT DESCRIPTION

This planning application is for the refurbishment of the external facades to include new render and SW cladding, new windows and doors, embellishments at the front entrance to include a timber canopy and glazing and new glazed canopies over entrance doors.

3.0 LOCATION & EXISTING SITE

The site is located in a semi-rural setting, accessed from Bryn Estyn Lane, off Bryn Estyn Road, approximately 2 miles from Wrexham Town Centre. The existing site is within a private setting, surrounded by mature trees and landscaping.

4.0 DEVELOPMENT, DESIGN & ARCHITECTURE

The proposal is to upgrade the existing elevation treatments of the building, including the removal of all existing fascia's & soffits, windows and doors, which will all be replaced as shown on the proposed drawings. The architectural scheme will help improve the existing drab appearance of the existing brickwork, which is predominant across all of the facades and enhance the setting of the building within the existing site and its surroundings.

5.0 CHARACTER

The site is remote from any existing residential street scene and the existing building is significantly different to that of the surrounding buildings. The existing building thought to have been built circa 1980's, is made up of traditional masonry walls with brick faced elevations, pitched roofs with concrete tiles and painted timber fascia's and soffits.

The materials used to update the aesthetics of the building will be sensitive to the setting, whilst trying to overhaul of the drab facades, to achieve a modern uplift and introduce color and a differential to the existing, predominant brick elevations. We will also introduce some embellishments around the building which will include the timber structure and glazing panels, located towards the principal entrance.

Material used to upgrade the aesthetics will include: Cedar cladding, cedar soffits & fascia's, selected self-colored render panels, aluminum windows and rainwater goods. Other work items will include fitting glazed canopies to the various entrance points around the building and enlarging some of the existing window openings to enhance the daylight factor of the rooms.



6.0 COMMUNITY SAFETY

The proposals and specifically renovating the existing elevations will not affect community safety.

7.0 SUSTAINABILITY

The new double glazed units will be manufactured to the latest standards to meet the current Building Regulations. It is likely that the building will be lined with insulation board internally, providing an upgraded building envelope, which will play a significant role in the overall reduction of heat loss and the subsequent energy demand in relation to space heating.



8.0 MOVEMENT

The scheme does not propose to alter the existing vehicular or pedestrian movements within the site.

9.0 ACCESS STATEMENT

The proposal includes for a new access ramp to the principal entrance, which will be designed to meet Part M of the current Building Regulations.

10.0 CONCLUSION

The above proposals will significantly improve the external appearance of the building which in-turn, will enhance the setting and provide a much needed uplift to the existing drab facades. The new windows and any upgraded thermal elements including the external walls, will provide a betterment in relation to the performance of the building as a whole, specifically in relation to heat loss and thermal performance.